



Agenda Item # 10

**Date:** April 25, 2003  
**To:** Metropolitan Planning Organization Members  
**From:** Jennifer Schaufele, Staff Director  
**Subject:** **OFFICE OF URBAN PLANNING AND REDEVELOPMENT PRESENTATION**

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REQUESTED ACTION:

This item is provided for information. No specific action is needed.

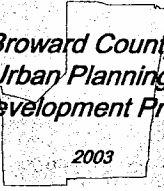
SUMMARY EXPLANATION:

- ◆ In an effort to enhance redevelopment efforts, the County launched a new urban redevelopment approach. The strategy includes initiatives designed to be complementary to city redevelopment efforts.
- ◆ As part of this undertaking, the County is streamlining and focusing existing internal redevelopment activities. The organizational structure now includes a new agency: the Office of Urban Planning and Redevelopment. This consists of the former Division of Planning Services and portions of Zoning Code Services. It also includes the redevelopment section of the Office of Economic Development.
- ◆ Currently, the Office of Urban Planning and Redevelopment is soliciting input from key stakeholders, including the MPO, the Planning Council, the League of Cities and the City-County Managers Association.
- ◆ The new office's Director, Ms. Cynthia Chambers will be making a presentation at today's meeting to provide further insight into the her agency's mission.

BACKUP INFORMATION:


Attachment: Slides for presentation

Transportation Planning Division, 115 S. Andrews Avenue, #320H, Ft. Lauderdale, FL 33301  
Phone: 954-357-6608 Fax: 954-357-6228 [www.broward.org/mpo](http://www.broward.org/mpo)



**Broward County's  
Urban Planning &  
Redevelopment Program**

2003



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**County Commission Goal**

To institute a comprehensive urban redevelopment partnership with Broward County's municipalities.



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**Guiding Principles**

- ☼ Plan to meet future population growth
- ☼ Acknowledge municipal leadership in redevelopment
- ☼ Add value to the tax base
- ☼ Provide regional framework for redevelopment
  - Promote municipal placemaking
  - Provide technical assistance
  - Maximize benefits of regional infrastructure
  - Invest in municipal initiatives



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### Why Redevelopment?

- ✧ Vacant land supply almost exhausted - build out by 2010
- ✧ Maximize return on public investment
- ✧ Population growing by 36,000 persons/year

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### County Focus

- ✧ Maximize cost effectiveness of regional services
- ✧ Provide regional infrastructure
- ✧ Jump start redevelopment through investment
- ✧ Redevelop Unincorporated Areas
- ✧ Acquire under-performing structures
- ✧ Redevelop county-owned properties

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### County and Municipal Partnership

- ✧ Broward County
  - Maximize regional infrastructure investment
  - Coordinate land use planning
  - Identify priority redevelopment areas
  - Provide financial assistance
  - Facilitate joint city-county planning
- ✧ Municipalities
  - Envision and plan for redevelopment
  - Implement project specific redevelopment
  - Involve community stakeholders

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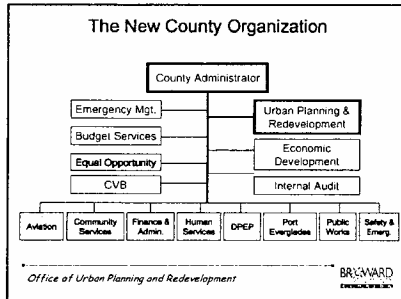
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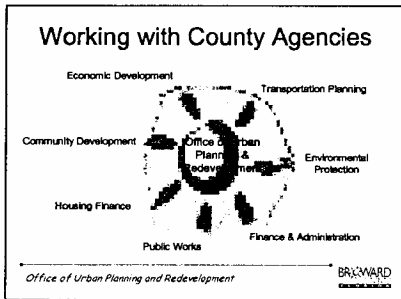
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### Unincorporated Area Redevelopment

- ✧ Neighborhood enhancement
- ✧ Single family home construction
- ✧ Transportation oriented mixed use corridors
- ✧ Community code compliance



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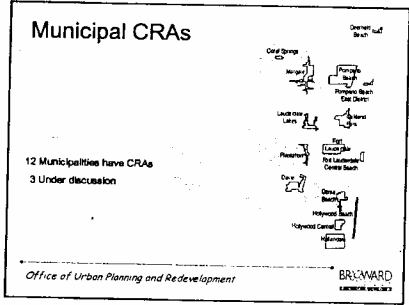
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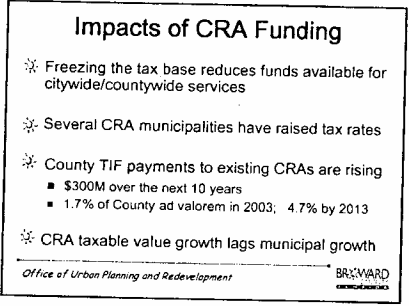
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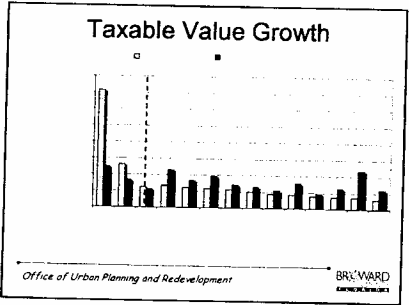
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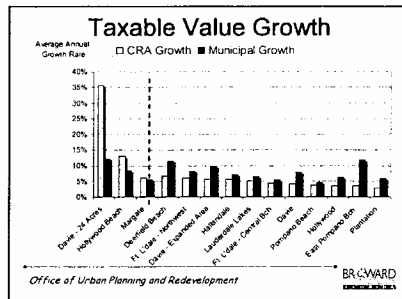
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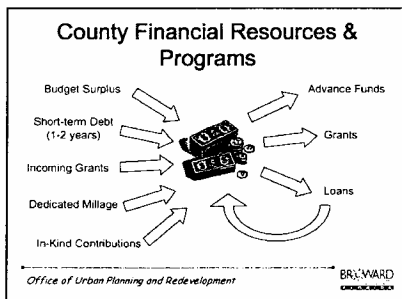
# Redevelopment Financing

- ❖ Establish alternatives to TIF
- ❖ Focus on measurable results
  - Competitive return on investment
  - Effective redevelopment projects
- ❖ Develop different financial strategies for commercial and residential development



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
### Redevelopment Toolbox

✧ 1. Technical Assistance

- Offer code enforcement assessments
- Identify sources of funding for property improvement
- Provide property management training for owners and managers



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
### Redevelopment Toolbox

✧ 2. Land Use Planning

- Promote good urban design
  - Sense of Place
- Amend Broward County Land Use Plan
  - New designations (mixed use etc.)
  - Flexibility provisions
- Revise Land Development Code
  - Engineering standards
  - Platting requirements



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
### Redevelopment Toolbox

✧ 3. Economic Development

- Recruit and retain businesses
- Implement Economic Incentive Program
- Encourage Small/Disadvantaged Business Enterprises



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### Next Steps...

✧ June 2003: Identify major issues with stakeholders



✧ July 1, 2003: Propose work program to the Board of County Commissioners

✧ July – Sept. 2003: Review and discuss proposal with municipalities

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County Administration  
Office of Urban Planning & Redevelopment

115 South Andrews Ave., Room 329K  
Fort Lauderdale, FL 33301

(954) 357-6612

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